

# 1326 FORT STEVENS ROAD NW

CONCEPT DESIGN PACAKGE

BZA APPLICATION NUMBER : \_\_\_\_\_

PARSUANT TO 11 DCM R Subtitle X, Chapter 9 for special exceptions to allow a new residential development under Subtitle U §421.1, to allow a 3 story , 4 unit apartment house in the RA-1 Zoning District at premises 1326 Fort Stevens Road NW ( SQ.LOT ) : PAR 00870570

ZONING DATA		
	PROPOSED	NOTES
UNIT COUNT	4	
PARKING	3	ACCESS THRU EASMENT
NUMBER OF FLOORS	3	PLUS CELLAR
BUILDING HEIGHT	35.0'	
SIDE SETBACK ( R - L)	8.0' EA.	
FRONT SETBACK	0.0'	
REAR SETBACK	20.0'	
FAR	(3092 SF ) = 0.9	LAND AREA : 3436 SF
LOT OCCUPANCY	(1066 SF ) = 0.31	FIRST FLR. REAR DECK < THAN 48" FROM ADJ.GRADE
OPEN/CLOSED COURTS	NONE	

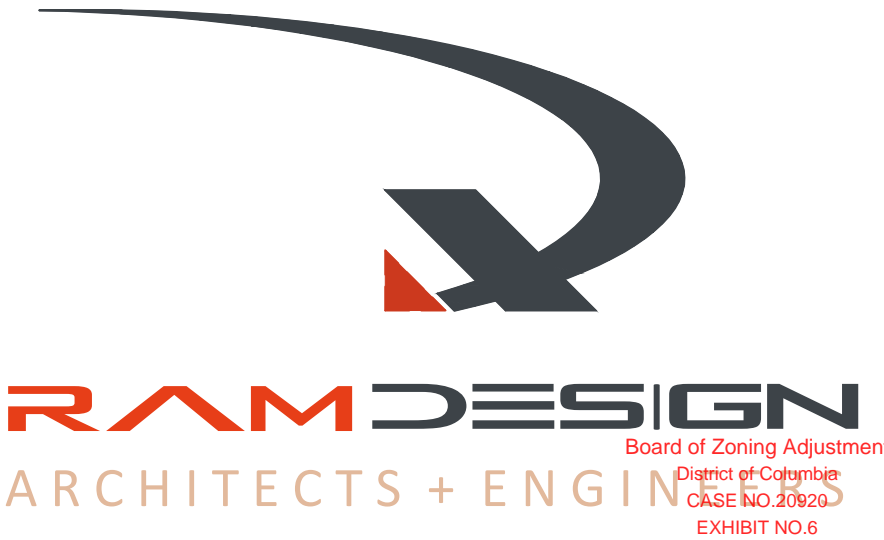
UNIT MATRIX		
UNIT 01	3 BD 2.5 BA	AREA : 1335 SF
UNIT 02	2 BD 2 BA	AREA : 1010 SF
UNIT 03	2 BD 2.5BA	AREA : 978 SF + ROOF DECK
UNIT 04	2 BD 2.5BA	AREA : 1066 SF + ROOF DECK

## A0 COVER PAGE

4 UNIT APARTMENT BUILDING

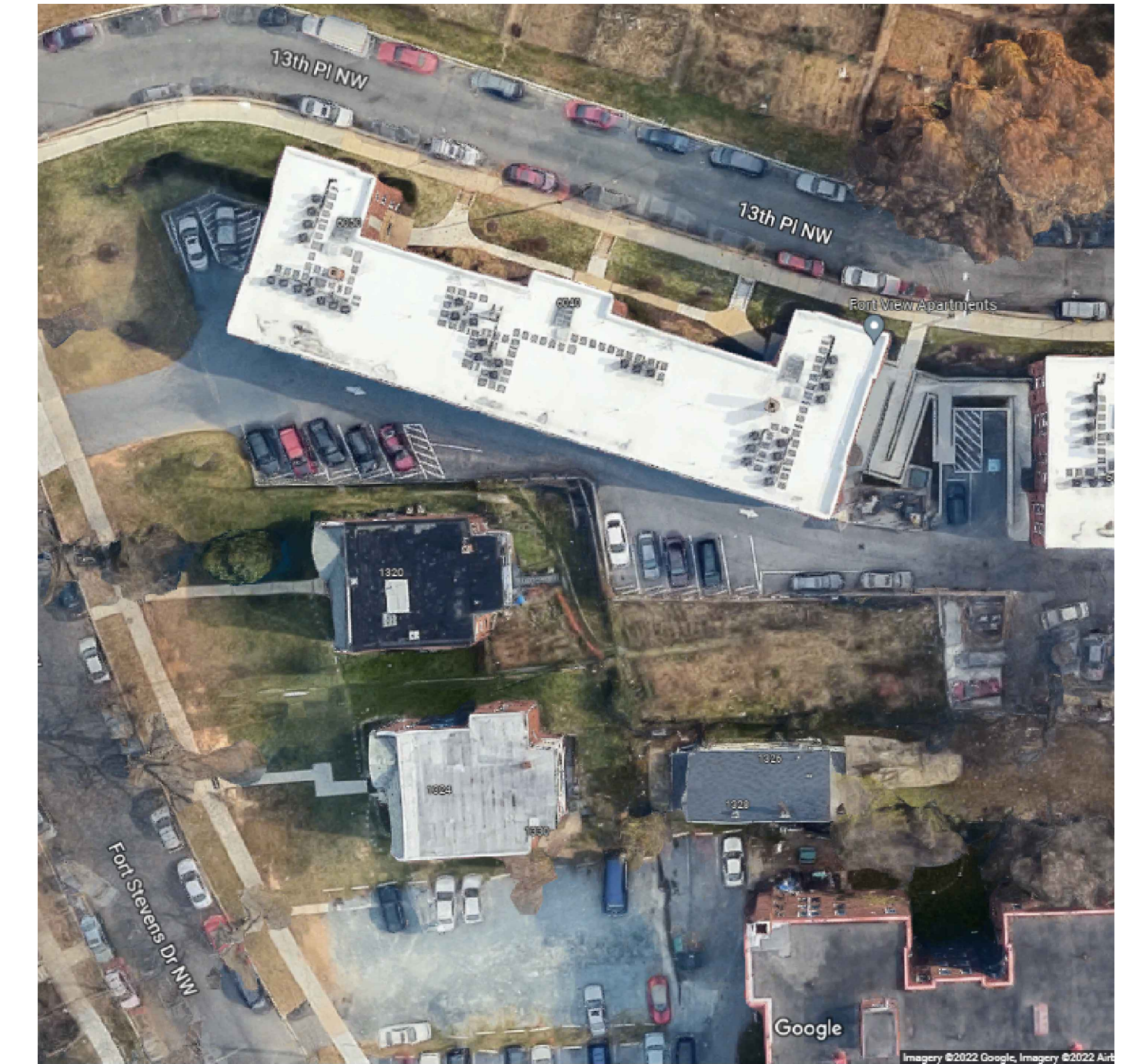
1326 FORT STEVENS DR. NW

BRIGHTWOOD





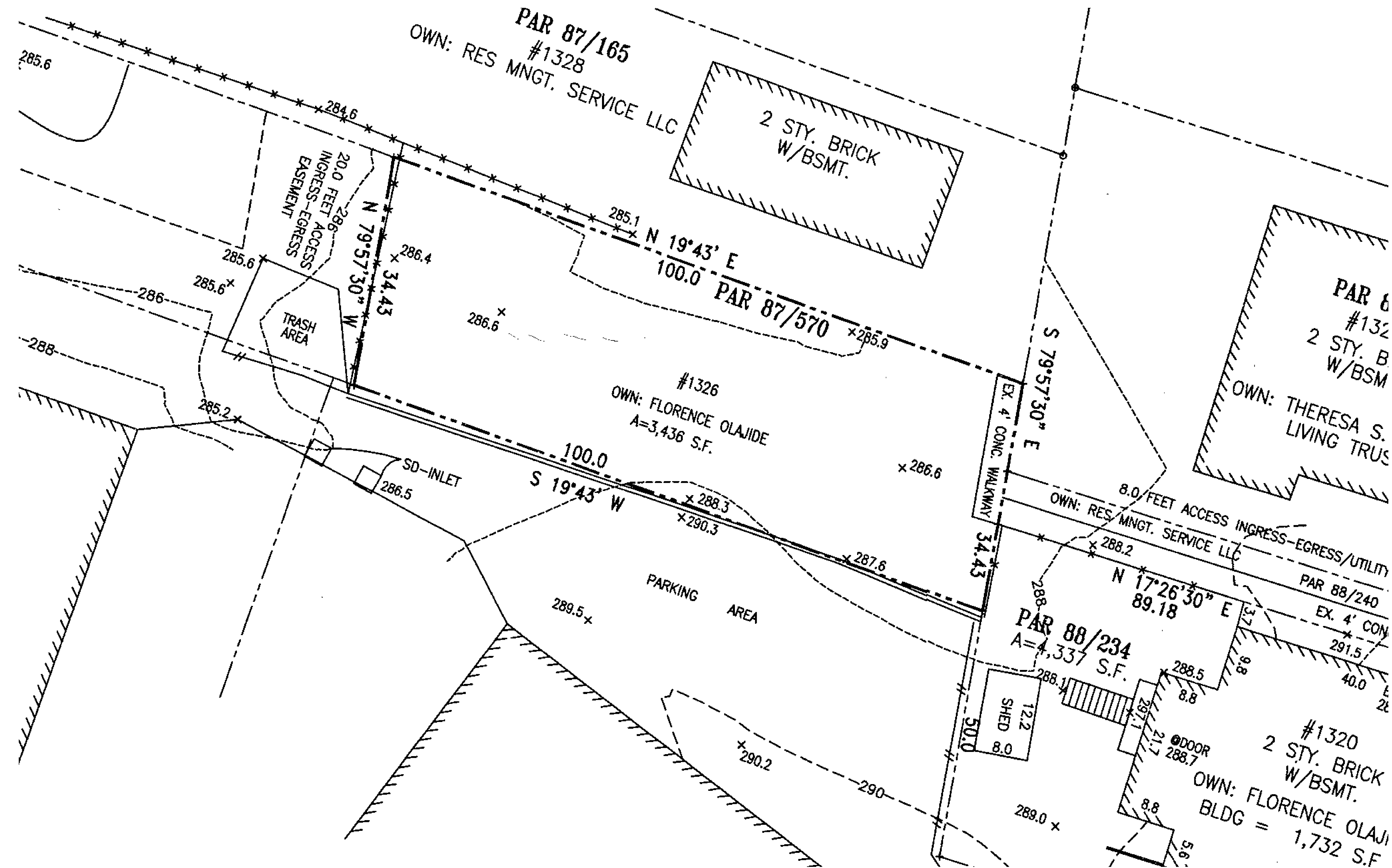
## SITE PHOTOS



1.



2.



## EXISTING SITE PLAN

**A002**

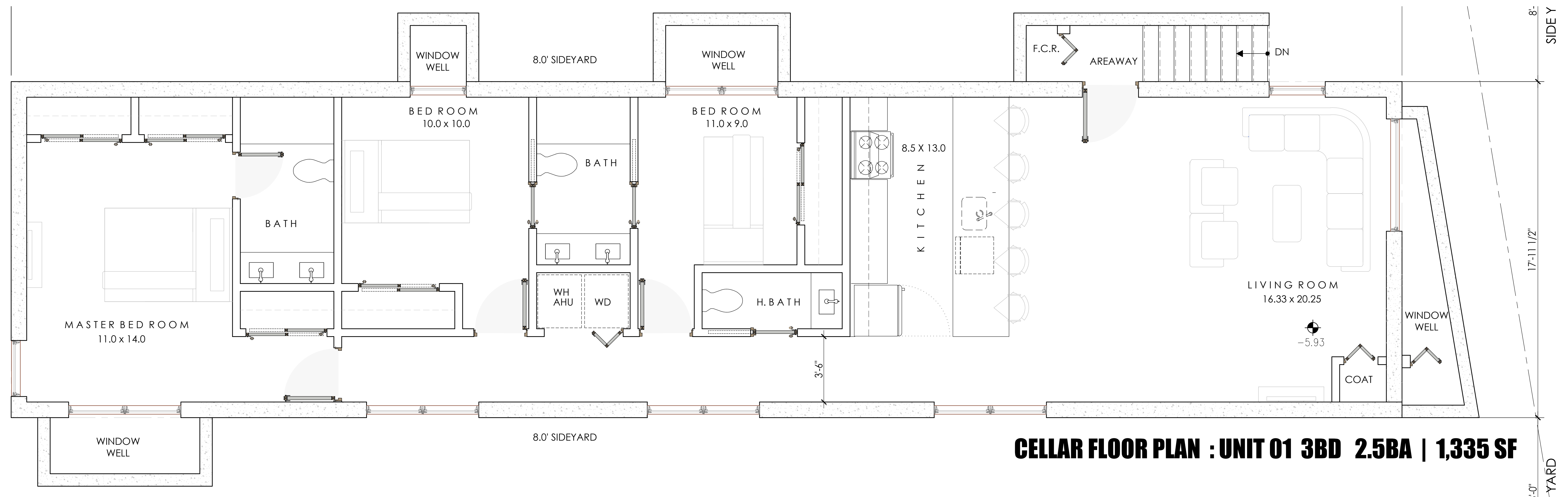
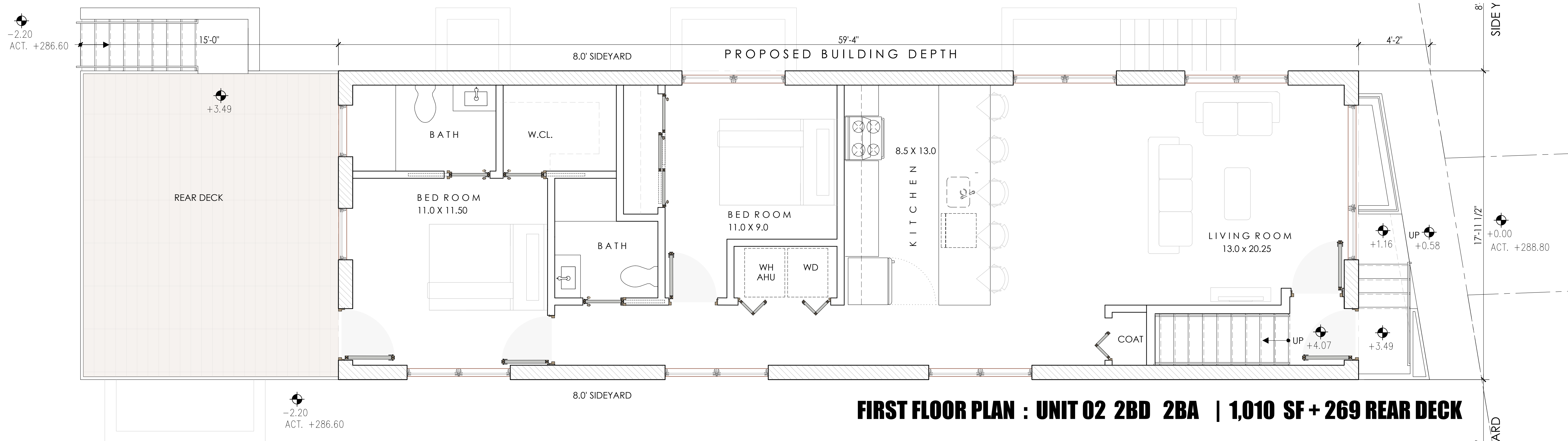
4 UNIT APARTMENT BUILDING

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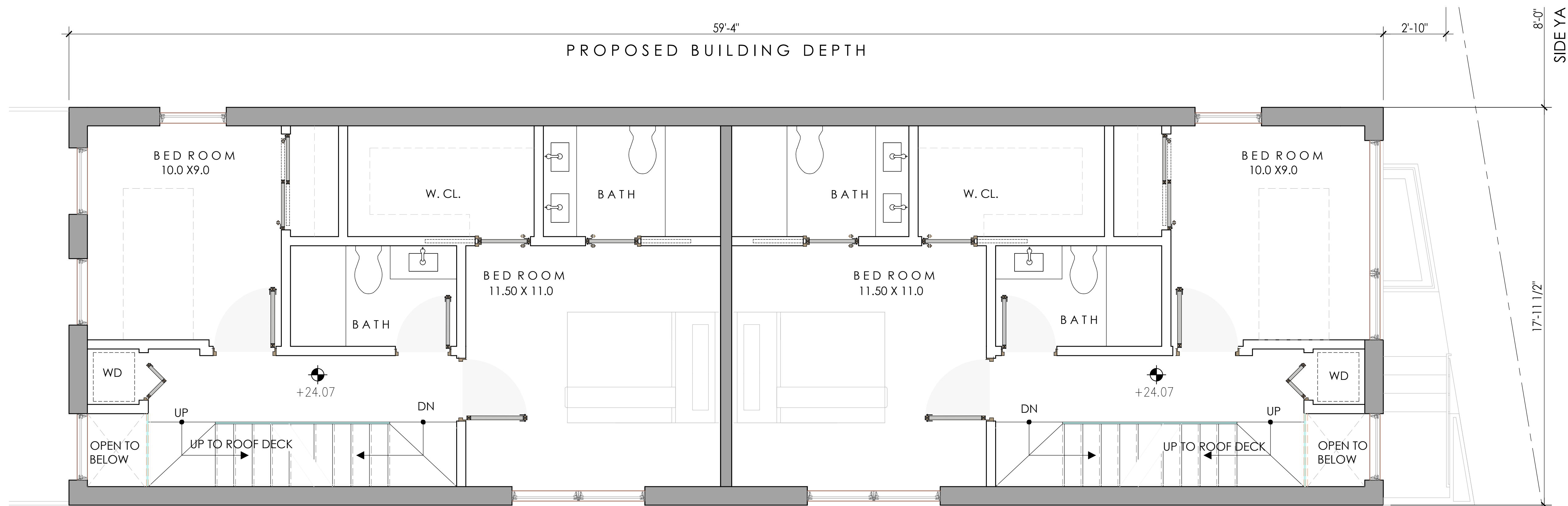


## A01 FLOOR PLANS

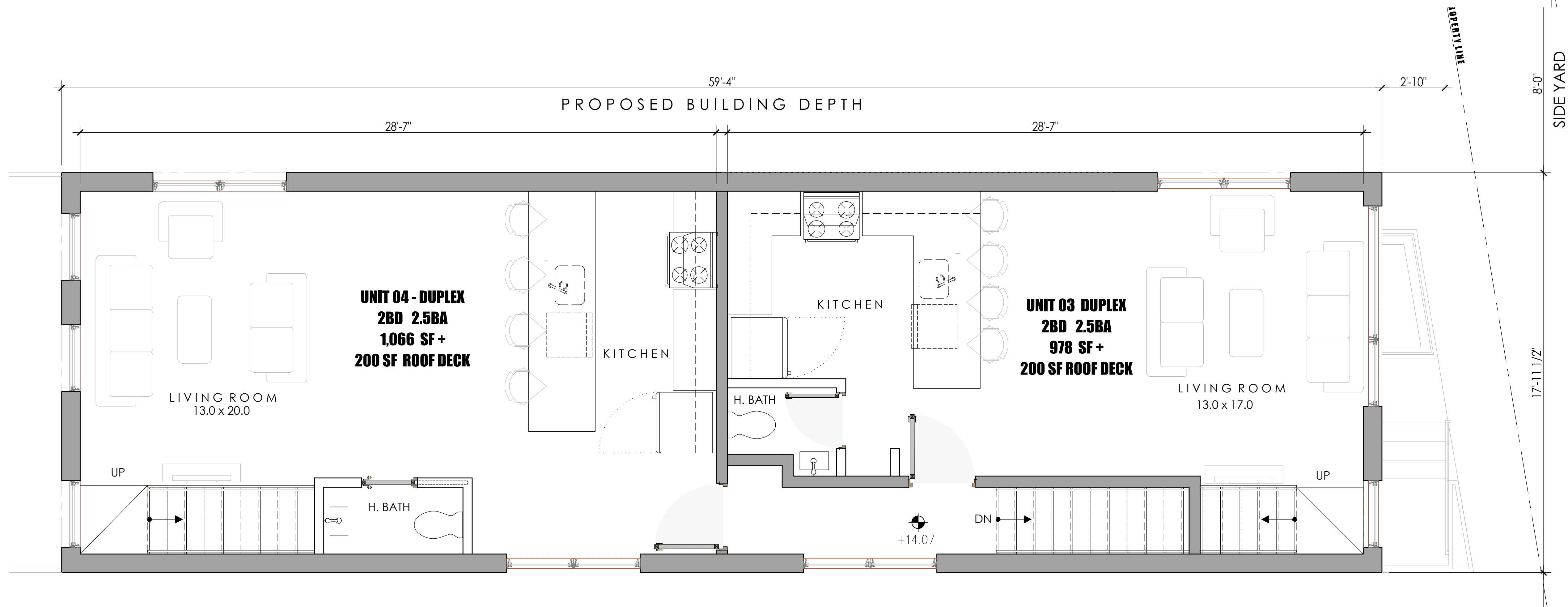
4 UNIT APARTMENT BUILDING

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**THIRD FLOOR PLAN**



**SECOND FLOOR PLAN**

## A02 FLOOR PLANS

4 UNIT APARTMENT BUILDING

1326 FORT STEVENS DR. NW

BRIGHTWOOD



WINDOW SCHEDULE										
WINDOW TYPE	ROUGH OPNG SIZE	TYPE	FRAME MAT'L	GLASS ( Low - E, Clear )						REMARKS
				Thickness	Visible Transmittance	Air leakage (U.S./I-P)	Condensation Resistance	SHGC	U-Factor (U.S./I-P)	
W3	3'0" X 6'8"	CASEMENT	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.30	SWING OPEN ( 10% BETTER PERFORMANCE )
W3T	3'0" X 2'0"	TRANSUM	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.30	TILT UP ( 10% BETTER PERFORMANCE )
W3F	3'0" X 8'0"	TRANSUM	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.30	FIXED NON OPERABLE ( 10% BETTER PERFORMANCE )
W6	6'0" X 8'0"	TRANSUM	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.30	FIXED NON OPERABLE ( 10% BETTER PERFORMANCE )
DW3	3'0" X 8'4"	SWING DOOR	Aluminum	7/8" IGU	0.51	0.2	51	0.36	0.61	1" IGU in Swing Door STOREFRONT
ALL DOORS AND WINDOWS TO HAVE A U VALUE OF 0.35 OR LESS PER D C MR 12A 2008 TABLE EC-402.1.1										
ALL WINDOWS AND DOORS ALONG PROPERTY LINE FACING PUBLIC ALLEY OR NO BUILD ZONE ARE PROTECTED OPENINGS										
ALL WINDOWS WITHIN 36" FROM PROPERTY LINE ARE TEMP. 45 MIN RATED WINDOWS										
WINDOWS IN R-2 UNITS MUST HAVE GUARDS WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS AT A HEIGHT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. OPERABLE SECTIONS OF WINDOWS MUST NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FLOOR. [2017 DCBC 1015.8]										



**A04**

4 UNIT APARTMENT BUILDING

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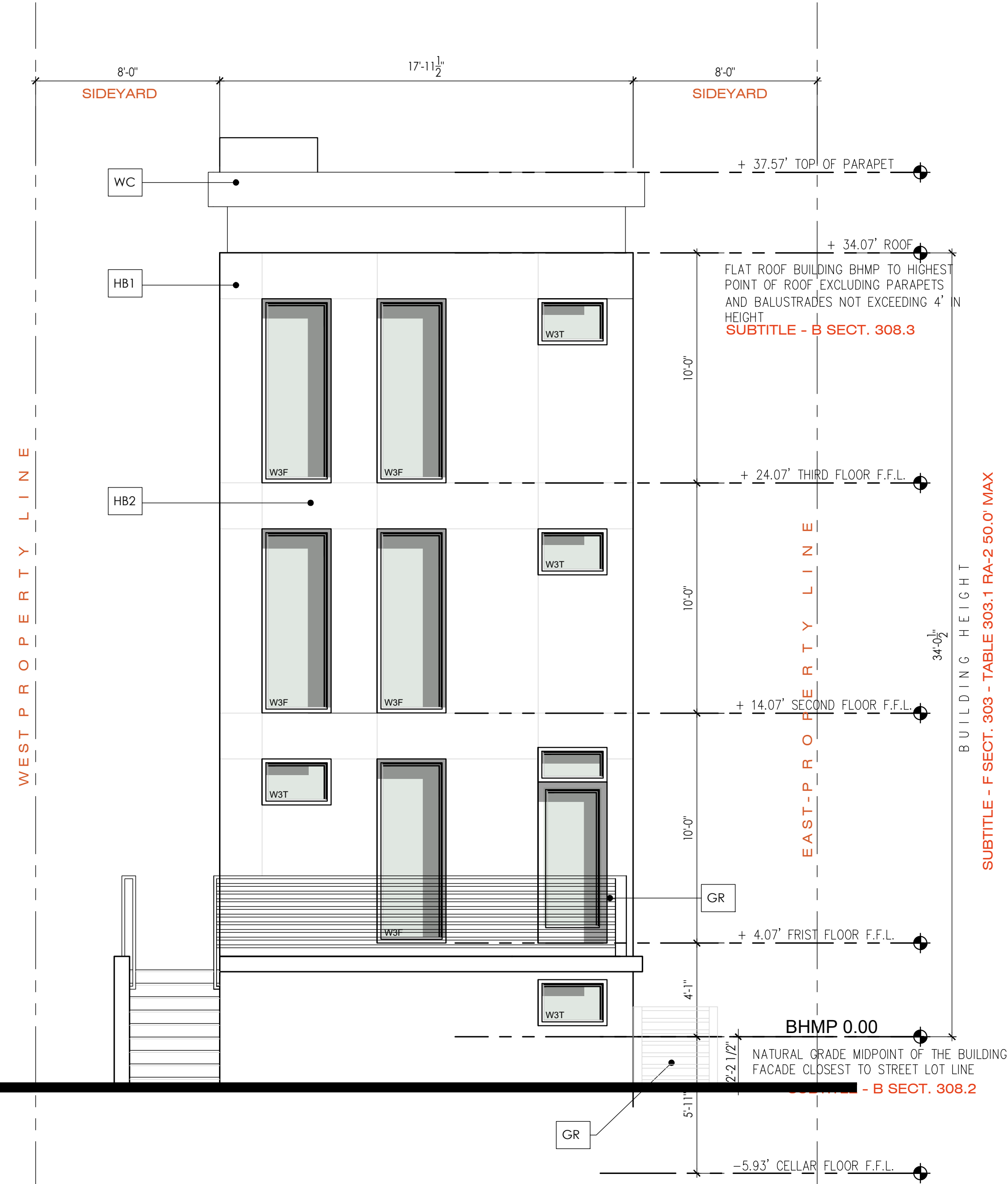
BRIGHTWOOD





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ELEVATIONS KEY NOTE	
RD	MECHANICAL ROLL UP DOOR
BR1	EXISTING BRICK TO REMAIN / POWER WASH AND REPAINT
HB1	INSULATED CENTRIA PANELS OR EQUAL COL: TBD
MP2	INSULATED CENTRIA PANELS OR EQUAL COL: TBD
HB2	INSULATED CENTRIA PANELS OR EQUAL COL: TBD
MP4	INSULATED CENTRIA PANELS OR EQUAL COL: TBD
GR	42" H GAURDRAIL ABOVE AF.F.L
SL	WALL MOUNTED MAINTENANCE SHIP LADDER
GT	42" HIGH METAL GATE
F	6' HIGH WOOD FENCE PER C-714
HB	HARDIBOARD PANELS
SP	SPIRAL STAIR, SUPPLIER TO PROVIDE CUTSHEETS FOR REVIEW PRIOR TO ERECTION
MD	PREFAB METAL DECK



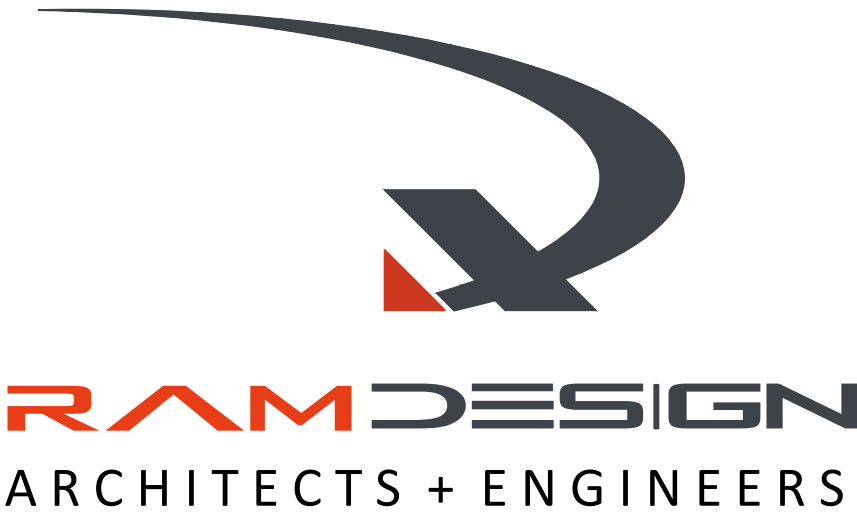
# A05 | ELEVATIONS

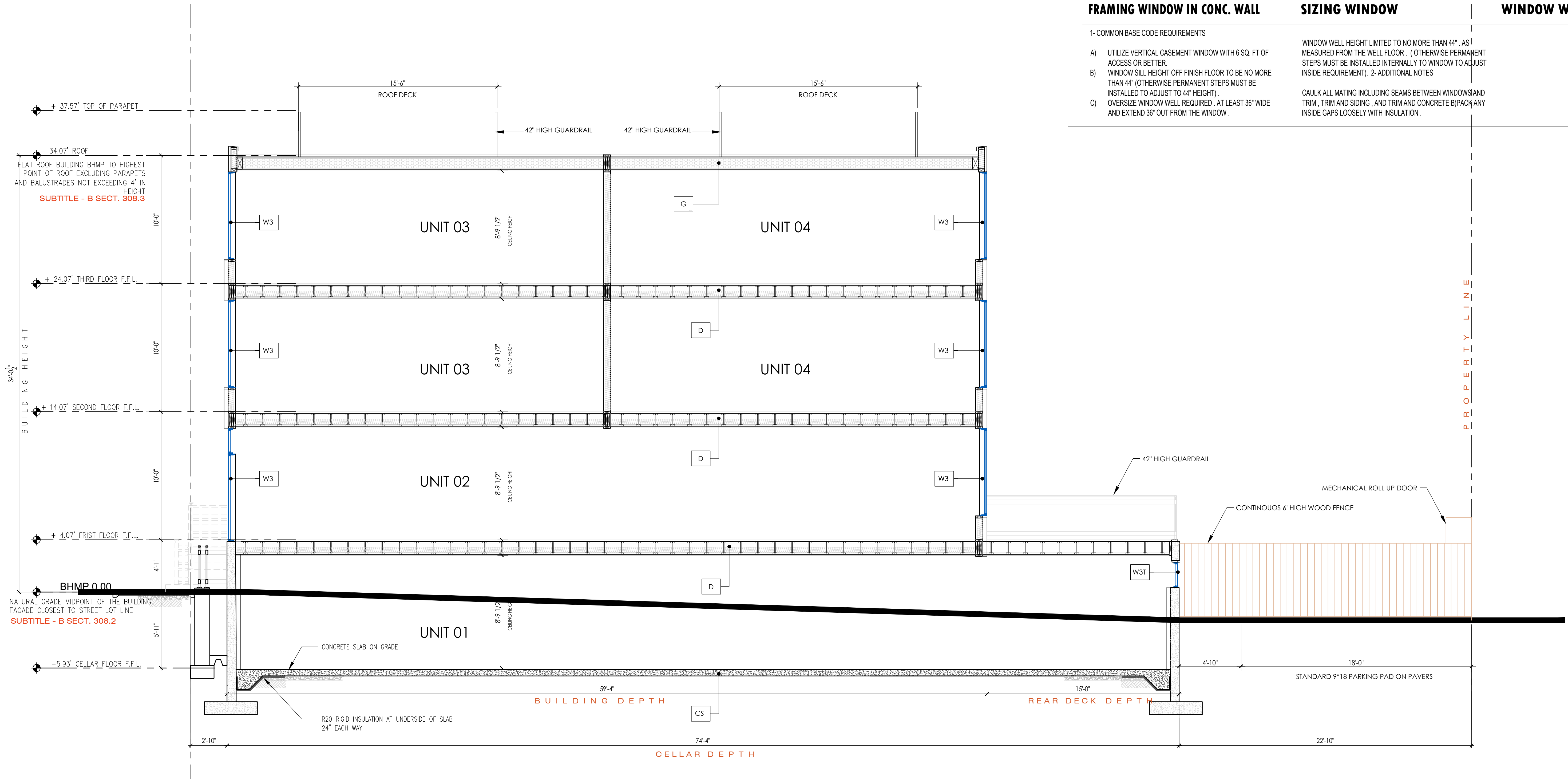
4 UNIT APARTMENT BUILDING

SCALE : 1/4" = 1'0"

1326 FORT STEVENS DR. NW

BRIGHTWOOD





**EGRESS WINDOW DETAIL**

ROUGH OPENING

2X PRESSURE TREATED WOOD WINDOW BOX TO WIDTH OF FDN. WALL

OPENING SIZE TO EQUAL 6.0 SQ. FT.

24\" MIN. OPENING

20\" MIN. OPENING

USE PREMIX MORTAR TO FILL GAPS OR IRREGULARITIES CREATED IN DEMOLITION FOR OPENING.

EGRESS WINDOW

GRADE

3'-0\"

GRAVEL

3'-8\" MAX TO INSIDE BOTTOM OF SILL

FRAMING WINDOW IN CONC. WALL	SIZING WINDOW	WINDOW WELL
1- COMMON BASE CODE REQUIREMENTS		
A) UTILIZE VERTICAL CASEMENT WINDOW WITH 6 SQ. FT. OF ACCESS OR BETTER.	WINDOW WELL HEIGHT LIMITED TO NO MORE THAN 44\" AS MEASURED FROM THE WELL FLOOR. ( OTHERWISE PERMANENT STEPS MUST BE INSTALLED INTERNALLY TO WINDOW TO ADJUST INSIDE REQUIREMENT). 2- ADDITIONAL NOTES	CAULK ALL MATING INCLUDING SEAMS BETWEEN WINDOWS/AND TRIM. TRIM AND SIDING. AND TRIM AND CONCRETE B)PACK ANY INSIDE GAPS LOOSELY WITH INSULATION.
B) WINDOW SILL HEIGHT OFF FINISH FLOOR TO BE NO MORE THAN 44\" (OTHERWISE PERMANENT STEPS MUST BE INSTALLED TO ADJUST TO 44\" HEIGHT).		
C) OVERSIZE WINDOW WELL REQUIRED. AT LEAST 36\" WIDE AND EXTEND 36\" OUT FROM THE WINDOW.		

A06

BUILDING SECTION

4 UNIT APARTMENT BUILDING

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BRIGHTWOOD

